पूर्नप्रसिध्द विकास योजना- कर्जत
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम ,१९६६
चे कलम ३१ (१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्रमांक -टीपीएस-१७०८/४६५/प्र.क्र.१२३/०९ /नवि-१२
मंत्रालय,मुंबई- ४०० ०३२.
दिनांक :- २५ मे २०१०

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाचे राजपत्र,भाग-एक कोकण विभागीय पुरवणीमध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(अशोक बा.पाटील)
कार्यासन अधिकारी

प्रति,

१) विभागीय आयुक्त, कोकण भवन,कोकण भवन, नवी मुंबई
२) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.
३) उप सचिव,नगर रचना,मंत्रालय,मुंबई.
४) उपसंचालक, नगर रचना,कोकण विभाग,कोकण भवन,नवि-मुंबई.
५) जिल्हाधिकारी,रायगड
६) सहाय्यक संचालक नगर रचना,अलिबाग शाखा,जि.रायगड.
७)व्यवस्थापक मध्यवर्ती शासकीय मुद्रणालय,चर्नीरोड,मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-एक मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ५ प्रती नगर विकास विभाग, (नवि-१२) ,मंत्रालय,मुंबई-३२ ,संचालक ,नगर रचना, महाराष्ट्र राज्य,पुणे, ,उप संचालक,नगर रचना, कोकण विभाग,कोकण भवन, नवि-मुंबई व सहाय्यक संचालक ,नगर रचना, अलिबाग शाखा,अलिबाग, जि.रायगड यांना पाठविण्यात याव्यात.)

८)कक्ष अधिकारी (नवि-२९) ,नगर विकास विभाग त्यांना विनंती करण्यात येते की, सदरहू सूचना www.urban.maharashtra .gov.in या वेबसाईटवर प्रसिध्द करावी.
९) निवडनस्ती (कार्यासन-१२)

KALAM 31.lwp

NOTIFICATION

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032.
Dated: - 25th May, 2010.

Maharashtra Regional & Town Planning Act, 1966

No. TPS – 1708/467/CR-123/09/UD-12: Whereas, the Karjat Municipal Council by its Resolution No. 290, dated 20.10.1997 made a declaration under Section 23 read with Section 34 & 38 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to prepare a draft Development Plan for the area newly added i.e. for Dahivali Tart Need & Akurle and revise the sanctioned Development Plan for the old area within its jurisdiction and a notice to that effect has appeared in the Maharashtra Government Gazette at Page No.2393, Part II, dated 20.11.1997;

And whereas, the Karjat Municipal Council (hereinafter referred to as "the said Municipal Council") after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, prepared the draft Development Plan of Karjat (Revised + Additional Area) (hereinafter referred to as "the said Development Plan ") and published the same by its Resolution No. 276, dated 27.3.2002 and published a notice to that effect in the Maharashtra Government Gazette, Part II, dated 18.4.2002 in accordance with the provisions of sub-Section (1) of Section 26 of the said Act:

And whereas, the said Municipal Council after considering the suggestions and/or objections received by it from the public, within the stipulated period, modified the said draft Development Plan in accordance with the provisions of Section 28 of the said Act, and some of the modifications being substantial in nature were republished under Section 29 of the said Act, which has appeared in Maharashtra Government Gazette, Part-II, on Page No. 690, dated 21.8.2003 and after publication of the said modified Development Plan under Section 28(4), submitted the said draft Development Plan to the State Government on 4.11.2004 for sanction under sub-Section (1) of Section 30 of the said Act;

And whereas, the Government in Urban Development Department vide its Notification No.TPS-1704/2354/CR-207/05/UD-12, dt.25.4.2006 has sanctioned part of the said R+AA Development Plan of Karjat excluding some parts (numbered as EP-1 to EP-39) (hereinafter referred as "the said excluded parts");

And whereas, the Government of Maharashtra has proposed certain Modifications in the said excluded parts of the R+AA Development Plan of Karjat which were considered to be of the substantial nature as given in schedule II and also shown on the said Development Plan marked as excluded portion EP-1 to EP-39;

And whereas, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, Government of Maharashtra published a notice under No.TPS-1704/2354/CR-207/05/UD-12 , Dt.25.4.2006 in Maharashtra Government gazette dated 2nd May 2006 (herein after referred to as "the said notice") and corrigendum published under no.TPS-1707/2354/CR-207/05/UD-12, dated 07.06.2006 in Maharashtra Government Gazette on dated 28.09.2006 thereby inviting suggestions and objections from person/persons in respect of substantial

modifications (hereinafter referred as "the said modifications") as given in schedule II appended to the said notice within prescribed period from the date of publication of the said notice in officially Gazette. This notice is also published in newspapers,

And whereas, the Deputy Director of Town Planning, Konkan Division (hereinafter referred as "the said officer"), Konkan Bhavan, Navi Mumbai, who has been appointed as officer, under section 31(2) of the said Act, by the State Government to hear the persons who have filed objections/suggestions and to submit his report in respect of the substantial modifications to the Government;

And whereas, the said officer has submitted his report to the Government vide letter dated 29.08.2007;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries the Government of Maharashtra is of the opinion that it is necessary to sanction the said excluded parts of the Development Plan;

Now, therefore, in exercise of the powers conferred by sub section (1) of section 31 of the said Act and all other powers enabling to it in this behalf the Government of Maharashtra hereby–

a) Sanctions the excluded parts of the Development Plan i.e. in respect of EP-1 to EP-39 (Except EP No. 23) as shown in pink colour on the plan and more particularly described in schedule appended hereto.
b) Extends the period of sanctioning the excluded parts of Draft Development Plan (R+AA) upto and inclusive of 25th May, 2010.
c) Fixes 1st July, 2010 to be the date on which the said Development Plan of excluded parts shall come into force.

Note : -

1) Copy of the Development Plan showing the excluded parts as sanctioned by the Government shall be kept open for inspection of the general public in the following offices during office hours on all working days for a period of one year.
   a) Karjat Municipal Coucil.
   b) Office of the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
   c) Office of the Assistant Director of Town Planning, Raigad-Alibag.

2) This Notice is also available on the web site of the Government at www.urban.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

(Ashok B. Patil)
Section Officer

DEVELOPMENT PLAN OF KARJAT (R+AA) EXCLUDED PART
Accompaniment of the Government Notification No. TPS – 1708/467/CR-123/09/UD-12
Dated 25th May, 2010.

SCHEDULE

Excluded Parts No.	Site No./ G.No./ S.No./ land details etc.	Modifications as proposed by the Government u/s 31 of the act vide notice no.TPS-1704/2354/ CR-207/05/UD-12, dated 25th April, 2006 published in Government Gazette dated 2nd May, 2006	Details of EP Sanctioned by the Government u/s 31(1) of the MR & TP Act 1966.
EP-1	Site No.56, Truck Terminus	Site No.56, Truck Terminus is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-2	Site No.59, Vegetable Market	Site No.59, Vegetable Market is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-3	Hill Zone	(i) 12 mt. Wide D.P.Road adjoining the Bhisegaon gaothan has been extended upto South boundary and turn towards West boundary of mauje Bhisegaon upto Municipal Limits as per Plan submitted under Section 30 is hereby sanctioned. (ii) Part land out of S.No 52-A 52-B, 52-C and 52-D of mauje Bhisegaon is proposed to be reinstated in Hilly Zone as per the plan published under section 26. (iii)Location of newly proposed reservation of Primary school numbered as Site No.55-B, admeasuring 0.40 Ha. is hereby proposed to be shifted towards northern side on plain land as shown in Orange verge on the plan.	Sanctioned as proposed
EP-4	Site No.62, Shopping Centre	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-5	Site No.61 Technical High School	4000 sq.mt. area of Site No.61 Technical High School is deleted and proposed to be shown as Public-Semi Public use as shown on plan and remaining western portion proposed to be included in Hilly area.	Sanctioned as proposed

EP-6	Hilly Zone	Hilly Zone is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-7	Hilly Zone	Hilly Zone is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-8	Hilly Zone	(i) Some portion is proposed to be included in Public-Semi Public Zone for educational purpose as per plan submitted under section 30 and (ii) Remaining portion is proposed to be reinstated in Hilly zone as per the plan published under section 26 shown on the plan in Orange verge.	Sanctioned as proposed
EP-9	12 mt DP Road	Road is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed.
EP-10	Site No.1, Civil Hospital & Maternity Home	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-11	Residential Zone	(i) The reservation of Garden as site no 5-A is newly proposed as shown in pink verge on the plan (ii) 12 mt. Wide road is sanctioned as per plan submitted for sanctioned under section 30	i) Site No.5-A Garden is deleted & land so released is included in Residential Zone. ii) 12 mt vide road is deleted & land so released is included in Residential Zone.
EP-12	Site No.2, Public Park	Site is proposed to be deleted and included in residential zone.	Site is reinstated as per plan published u/s 26.
EP-13	Site No.4. Primary school and play ground	(i) Portion from S.No.11 admeasuring 0.40 hectare out of Site No.4. Primary school and play ground is proposed to be reserved for Primary school as per plan published under section 26. (ii) Remaining area is proposed to be reserved for Park site No. 2 as shown in Pink verge on the plan.	Sanctioned as proposed
EP-14	Site No. 21, Recreational Ground	(i) The area admeasuring 0.42 Ha. out of Site No.21 is proposed to be reserved for Burial Ground as per the plan submitted under Section 30 with	Sanctioned as proposed

		change in designation and (ii) Remaining area is proposed to be reserved as Recreational Ground as per the plan published under Section 26.	
EP-15	Site No. 24, College	Site No.24, College is proposed to be included in Agriculture Zone.	Site no.24, College is deleted & land so released is included in Public/ Semi-public Zone.
EP-16	18 mt wide DP Road	Road is proposed to be reinstated as per the plan published under section 26.	Sanctioned as proposed
EP-17	Site No.23, Primary School & Play Ground Site No.26, High school & Play Ground	Sites are proposed to be reinstated as per the plan published under section 26.	Sanctioned as proposed
EP-18	Agriculture Zone	(i) 18 mt. wide road is newly proposed as shown on plan in pink verge-The eastern trianguler portion of 18 mt. wide new proposed road is proposed to be included in site no.29 (ii) Area of site no.30 and remaining agricultural area is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed
EP-19	Green Belt (partly)	Green Belt is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-20	Site No.39, Parking	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-21	18 mt wide DP Road	Road is proposed to be reinstated as per the plan published under Section 26.	Width of 18mt wide DP Road is reduced to 9.00 mt & land so released is included in Site No.39, Parking.
EP-22	Site No.37, Recreational Ground,	(i) Refer schedule -1 (ii) Remaining portion is proposed to be reinstated as Recreational Ground, Site No.37 as per plan published under Section 26.	Sanctioned as proposed
EP-23	Site No.36, Primary School & Play Ground	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed

EP-24	Site No.41, Garden	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-25	Agriculture Research Centre	Agriculture Zone is proposed to be reinstated as per plan published under Section 26.	Kept in abeyance
EP-26	Residential area outside the congested area of Bhisegaon	Proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-27	Non confirming industries to be shifted	Industrial Zone is proposed to be revised as per plan published under Section 26.	Sanctioned as proposed
EP-28	Hilly area	Hilly Area is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-29	Residential area outside the congested area of Bhisegaon	(i) The portion of land from Railway boundary to North-South 12 mt. Wide road is included in congested area as shown on the plan in Orange verge. (ii) The Area adjoining to eastern side of above mentioned area which is shown as dotted line on the plan, is proposed to be deleted from congested area is shown on the plan. (iii) The area under MHADA layout and Government Quarters is proposed to be deleted from congested area.	Sanctioned as proposed
EP-30	Green Belt	Green Belt is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-31	Site No.27, Play Ground Site No.28, Garden	(i) 2.4 Ha. rectangular portion of area as shown on the plan is proposed to be reserved for site No.27 Play Ground as per the plan published under Section 26. (ii) Site 28, Garden is proposed to be reinstated as per plan published under Section 26.	Sanctioned as proposed
EP-32	D.C. Regulations		
EP-32/1	Regulation No.24.3.1	Proposed to be sanctioned as per D.C. Rules Published under Section 26	Sanctioned as proposed
EP-32/2	Regulation No.27.6	Proposed to be sanctioned as per D.C. Rules Published under Section 26	Sanctioned as proposed
EP-33	Hilly Area S.No.52-A of Bhisegaon & S.No.18-A of Karjat	The area is proposed to be reinstated in Hilly Area Zone as per plan published under Section 26.	Sanctioned as proposed
EP-34	12 mt wide DP Road	Road is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-35	Site No.38, Primary School & Play Ground	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed

	(partly)		
EP-36	Hilly area/ No Development Zone/ Agriculture Zone Mauje Gundage S.No.41 (pt), 43(pt), 45(pt) & 46(pt)	Area of S.No.41 (pt), 43(pt) is proposed to be included in Residential Zone as per sanction D.P. of Karjat.	Sanctioned as proposed.
EP-37	Site No.21, Recreational Ground	Site is proposed to be reinstated as per the plan published under Section 26.	Sanctioned as proposed
EP-38	Site No.33, Recreational Ground	Partly S.No. 3,5,6,7 from Site No. 33 RG is proposed to be deleted and included in R Zone as shown on plan.	Sanctioned as proposed
EP-39	--	proposed additions to the development control regulations as given below:-	Sanctioned as proposed
EP- 39/1	--	New Sub-regulation vide Regulation No.7.1 (a) (v) proposed to be added after Regulation No.7.1 (a) (iv) : 7.1 (a) (v) : "No Objection Certificate" from the concerned railway authority for the building plans between the railway boundary and the distance 30.00 m. from it. **(Ref. Government in Urban Development Department, Order No. TPB 4302/ 1318/CR-23/03/UD-11, dated 23rd May 2003)**	Sanctioned as proposed
EP- 39/2	--	Following new user shall be allowed to be permitted in layout open space under Rule No.24.2.2 **"Crèche" (A nursery for infants)**	Sanctioned as proposed
EP- 39/3	--	Following New Rules are proposed to be added as Rule Nos.24.3.2, & 24.3.3 after Rule No. 24.3.1 :- **Rule No.24.3.2:** - Regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters situated outside congested area. In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Commissioner/Chief Officer may permit the Floor Space Index to be exceeded upto 2.5.	Sanctioned as proposed

Note :- It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D.C.Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

For reconstruction/redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more. In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C.Regulation may be permitted upto 25% of the total permissible builtup area.

(Ref.: Government Order, Urban Development Department, No.TPB-4303/500/CR-61/2003/UD-11, dated 4th June, 2003)

Rule No.24.3.3 : The Chief Officer may permit the additional Floor Space Index in respect of building of "A" class public libraries which are 100 years old in independent plot in the manner prescribed below :-

(i) Additional FSI shall be available to those public libraries which are more then 100 years old and are included in "A" class as per Rule 10 of Maharashtra Public Libraries Act, 1967.

(ii) In congested area, an additional 0.5 FSI over and above the permissible FSI shall be granted for commercial user if otherwise permissible as per the regulations.

(iii) The total FSI shall not be more then 2.5 out of which built up area not exceeding 1.00

(iv) FSI shall be permitted for

	commercial purpose alongwith library.	
	(v) In non-congested areas, additional FSI to the extent of 150% over and above the permissible FSI shall be permitted for commercial users if otherwise permissible as per the regulations built up area not exceeding 1.00 FSI shall be permitted alongwith the library.	
	(vi) The commercial users permissible shall be convenient shopping, bank branch and small restaurants. However, shops like selling alcoholic drinks, pan-bidi shops, lottery stalls and shops selling hazardous goods (gas godowns etc) shall not be permitted.	
	(vii) Sale proceeds out of commercial uses shall be utilized by the institutions only for the development of the library.	
	(Ref : Government in Urban Development Department, Order No.TPB-2497/42/CR-98/UD-9, dated 16th May 1997)	
EP- 39/4 --	Following additional notes are proposed to be added after Rule No. 25.3.2 as follows :- **Note (2) :-** For buildings mentioned above, maximum FSI allowed shall be 1.00. (Ref.: DTP, MS, Pune's Circular No.Dev.Permission/TPV-7/7880, dated 18th November 2000) **Note No.(3)** :- For any of the above type of buildings, built up area on all floors shall not exceed the net plot area.	Sanctioned as proposed
EP- 39/5 --	Following new entry proposed to be added after Rule No.25.7.1 (g) :- (h) : Area of one fitness centre for a Co-op. Housing Society or Apartment Owners Association as provided in Sub-regulation 27.25.3 **(Ref.Government in Urban Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)**	Sanctioned as proposed
	Following new Sub-regulation vide No.27.25.3 is proposed to be added after	Sanctioned as proposed

sub-regulation No.27.25.2 :-

(i) In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association; a FITNESS CENTRE room will be permitted subject to the following conditions

(ii) The area of the room shall be equivalent to 2 (two) percent of the total built up area of building, however it shall not be less than 20 Sq.Mt. and more than 200 sq. metre.

(iii) The Centre shall not be used for any purpose other than for fitness Centre activities

(iv) The fitness Centre activities shall be confined to the members of the concerned housing society only.

(v) The benefit of these provisions shall be applicable prospectively and it shall not be extended for the purpose of regularation of already built up structure constructed without permission.

(vi) The ownership of the structure for fitness Centre shall vest with the concerned society or association.

EP- 39/6 -- In Appendix C proposed to be amended as under :- Sanctioned as proposed

(1) In paragraph C-2 under the heading "ARCHITECT" in sub-paragraph C-1.1.

(2) Under the heading "Qualification" the words and letters "Schedule XIV of" the words "the SCHEDULE" shall be substituted;

(3) In Paragraph C-6, under the heading "LICENSE",

(a) In sub-paragraph C-6.1 under the heading "Technical Personnel to licensed"

(b) After the words "Calendar Year" the words figures and letters "ending on the 31st of December" ,shall be inserted;

(c) To sub-paragraph C-6.2, under the heading "Licensing fees", the following proviso shall be added at

	the end, namely – " Provided that an architect duly registered with the Council of Architecture constituted under the Architect Act, 1972 (20 of 1972) shall not be required to pay any licensing fee" **(Ref. : Government in Urban Development Department, Notification No.TPB-4383/4089/UD-5, dated 21st May, 1987)**	
EP- 39/7 ---	After Rule No. 25.1 of Bye laws of D.C. Rules, following new rule is proposed to be added. New Rule No. 25.11 :- The lands of Government/Semi Government/ Public Institutions which are included in Public Semi public zone commercial use shall be allowed subject to following conditions :- 1) Maximum 15% of the existing built up area may be allowed for commercial purpose. 2) Commercial use shall be permitted along the roadside. 3) Separate access shall be required for both the uses. (Public Semi public use and commercial use) 4) Basement shall not be permitted. 5) Openings on rear side facing towards remaining premises shall not be allowed (closed by dead wall)	Sanctioned as proposed
EP- 39/8 --	Following Appendices are proposed to be inserted :- **Appendix P** :- Regarding commercial use of lands in the possession of the Maharashtra State Road Transport Corporation (Ref.: Government, Urban Development Department, Order No. TPS 432001/563/CR 126/2001/UD-11, dated 17th October 2001)	Sanctioned as proposed
EP- 39/9 --	**Appendix Q:** - Special Regulations for IT/ITES mentioned in Appendix (Ref. : Government, Urban Development Department, Order No. MISC TPS 2004/687/CR 26/2004/UD-13, dated 20th May 2004)	Sanctioned as proposed

APPENDIX P (refer EP- 39(8))

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary contains in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No.STC 3400/CR-148/TRA- 1, dated 1st February, 2001 as may modified from time to time.

APPENDIX Q (refer EP-39(9))

Special Regulations for Development of IT/ITES

R-1 ***Definition*** **:**

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

a) **IT Software :** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

b) **IT Hardware :** IT Hardware covers approximately 150 IT products notified by Directorate of Industries.

c) **IT Services and IT Enabled Services :** These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

" IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition"

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

R-1-.2 ***Height of the Room for I.T.E.*** **:**

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

R-1.3 ***Covered Antenna to be Free of FSI*** **:-**

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

R-1.4 ***I.T.E.s to be allowed in Residential Zone :-***

"Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt." shall be allowed.

R-1.5 ***I.T.E.s to be allowed in Industrial Zone (I-1) :-***

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

R-1.6 ***I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :***

IT/ITES shall be permited on all plots fronting on roads having width more than 12.00 Mt.

R-1.7 ***I.T.Es to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-***

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

(a) The total FSI shall not exceed 0.20

(b) Residential Development shall not exceed one third of the total built up area.

(c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.

(d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq.Mt.

R-1.8 ***Additional FSI to IT/ I.T.E.s :-***

Subject to approval by Director of Industries, the Chief Officer in consultation with the Deputy Director of Town Planning, Konkan Division, Navi Mumbai may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITEs units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

(i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.

(ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.

(iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the Municipal Council at the time and as a part of approval of building plan itself.

R-1.9 ***General Terms/Conditions applicable for Development of IT/ITES units :***

(i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI and shall be in consultation with the Deputy Director of Town Planning, Konkan Division, Navi Mumbai.

(ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.

(iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government based on the valuation to be decided by the Assistant Director of Town Planning, Thane. Such

premium shall be recovered at the rate of 50 percent of the present day market value of the land under reference.

(iv) Out of total premium, 50 percent shall be paid to the Government through a Challan submitted to the Assistant Director of Town Planning and remaining 50 percent amount shall be retained by the Municipal Council.

(v) The premium so collected by the Planning Authorities shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.

(vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the Planning Authority shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the Planning Authority and out of which 50 percent shall be credited to the Government through a Challan to be submitted to the office of the Assistant Director of Town Planning, Thane.

(vii) **Users/Services ancillary to the IT/ITEs :** While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.

No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

By order and in the name of the Governor of Maharashtra,

(Ashok B. Patil)
Section Officer.